

Comment on a planning application

Application Details

Application: 22/0900/OUT

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Hybrid application to include: 1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for the works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

Comments Made By

Name: Miss Jane Harrison

Address: 41 Raleigh Road Richmond TW9 2DU

Comments

Type of comment: Object to the proposal

Comment: The new application resolves none of the problems I pointed out in my previous objection, see below:

I wish to object to the Development on grounds of:

Layout and Density of building

Design and appearance

Local, strategic, regional and national policies

Highway safety and traffic generation

Loss of green space

Inadequate provision of affordable housing

Inadequate sustainability

Layout and density: The developers want to build 817 new homes plus a large care facility, on a site much too small for that number of residents, exceeding both National and London planning policy directives. To pack so many people in, they plan to build blocks up to seven storeys high, exceeding the council's constraints as stated in the planning brief. These apartments will overshadow the ground between buildings (including children's play areas) and overlook each other. Now they want to pack 1,250 units (they can scarcely be called homes) onto this already over developed plan. It seems inconceivable that this can be happening as Covid- 19 crisis has shown up the risk to public health and well-being, to such overcrowding.

Loss of Green Space: This number of new homes will increase the population of Mortlake by 40%. At the same time the development will dramatically reduce the area of green space available for Mortlake residents to use. The landscaped

area within the site is less than the council's planning brief called for. The school and some of the rest of the development will take up a large part of the brewery playing field, which currently provides more than half of Mortlake's public green space. Building on greenfield rather than just brownfield land is contrary to National Planning Policy, the London Plan, the Council's planning brief for the site and LBRUT's Village Plan for Mortlake.

The population increase will now be over 50%, and the green space loss even higher. Again this flies in the face of everything we've learned in the last eight months about the importance of open spaces for fresh air and exercise. Especially when you have people cooped up in tiny flats with no gardens.

The design of the development is inner city urban architecture, which is to be dropped into an area of mainly two-storey terraced housing. It will change the "village" atmosphere of Mortlake forever, in the interest of maximum profit. The increase in scale means that the village atmosphere of Mortlake will not just change, it will be destroyed.

Affordable housing: Only 17% of the housing is to be "affordable". As we know, many developers leave the building of the affordable element till last then find it's "not viable" to build it at all. Have we a guarantee this will not happen here? Have we a guarantee that the "unaffordable" homes are not going to be just an investment opportunity for people with no intention of making a home there?

Well, the increased number of 'affordable homes' would be welcome, if the key workers for whom the affordable homes scheme was intended, could actually afford them. Nurses, care workers, supermarket staff earn nothing like the salaries you need to be able to pay the rents or shared purchase offers here. Those are the people everyone applauded not long ago. Now they are getting a slap in the face. I'm appalled that a Labour controlled London administration should be even considering it.

The extra traffic generated by the new housing, commercial properties and a 1200 pupil school will bring chaos to an area already suffering congestion at peak periods.

There is no adequate plan for extra bus services. The trains are already overloaded in the rush hour, and any increase they can make will scarcely accommodate the existing excess passengers. 703 parking spaces means lots of cars will be driving in and out at rush hours. 1200 children will have to negotiate this